



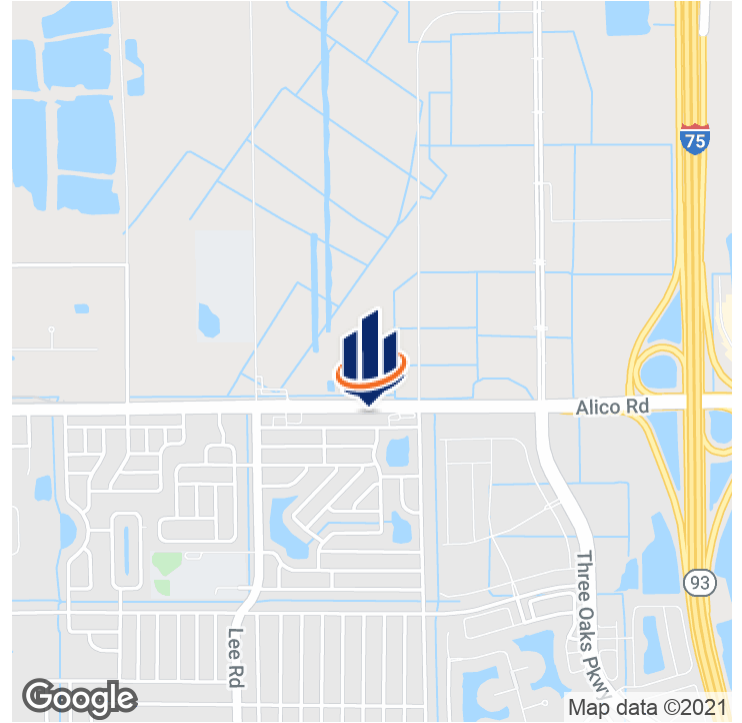
# 8784 ALICO ROAD

FORT MYERS, FL 33912

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	0.85 Acres
Price / Acre:	\$1,000,000
Zoning:	C1-A
Existing Building SF:	2 x 3,000 SF buildings

## PROPERTY OVERVIEW

This 0.85 Acre previously developed parcel is positioned on Alico Road west of I-75 and east of US-41. The Alico Road corridor has seen a tremendous amount of growth recently thanks to its close proximity to Southwest Florida International Airport, Florida Gulf Coast University, Gulf Coast Town Center, and many new residential developments. The property's proximity to both I-75 and US-41 provides convenient access to both Ft. Myers & Naples. The parcels immediately to the west are also available and could be combined for a total of 3.02 acres. Zoned C1-A, the property has many permitted uses such as; office, auto parts store, repair shops, bank, community residential home, convenience store, day care center, department store, drugstore/pharmacy, duplex, hardware, home care facility, furniture store, laundry, lawn & garden supply, library, maintenance facility, transit depot, medical office, retail, package store, pet services, post office, rental & leasing establishment, restaurant, storage [indoor] and supermarket.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,158	11,896	26,612
Total Population	6,693	32,481	63,667
Average HH Income	\$79,446	\$78,979	\$80,920

# Additional Photos



# Location Maps

